

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, June 5, 2012

8:00 P.M.

ROOM 206
Town Hall

GENERAL MEETING

8:00-8:20 p.m. Presentation/informal discussion regarding housing at Edgerton Street.

NOTE: As this is not a public hearing, no public comments will be taken at this time.

PUBLIC HEARING

Continuation of Public Hearing regarding Amendment of Special Permit #42-H/Site Plan, Parklands Office Park, LLC, 3 Parklands Drive. Request for modifications to Site Plan and Special Permit to: 1) construct a 460+/- square foot terrace; 2) relocate Dumpster with associated fence/screen; and 3) revise the previously approved landscaping plan. The subject property is at the terminus of Parklands Drive, and is shown on Assessor's Map #35 as Lot #34 in the DOR-5 Zone. *PUBLIC HEARING OPENED ON MAY 22, 2012.*

Coastal Site Plan Review #257-C, Flood Damage Prevention Application #289-C, Land Filling & Regrading Application #245-C, Dale & Hillary Miller, 5 Tokeneke Beach Drive. Proposing to raze the existing residence and demolish the existing pool, and to construct a new single-family residence and pool and to perform related site development activities within regulated areas. The subject property is located on the east side of Tokeneke Beach Drive approximately 500 feet south of its intersection with Contentment Island Road, and is shown on Assessor's Map #67 as Lot #67, and is in the R-1 Zone.

Coastal Site Plan Review #270-A, Flood Damage Prevention Application #306-A, Land Filling & Regrading Application #270-A, Paul & Amy Darrah, 11 Peabody Lane (aka 66 Salem Straits). Proposing to: raze the existing residence and construct a replacement single-family residence with garage and pool; connect to the Town sewer system and abandon the existing septic system(s); raze the existing second residence and detached garage on the property; and perform related site development activities within regulated areas. The subject property is on the east side of Peabody Lane approximately 1,000 feet northeast of its intersection with Hawthorne Road (Salem Straits), and is shown on Assessor's Map #62 as Lot #60, in the R-1 Zone.

GENERAL MEETING

Amendment of Special Permit #117-D, Noroton Presbyterian Church, 2011 Boston Post Road.
Request to convert an existing first floor Pastor's office to a Tot Drop classroom for four-year olds.

Amendment of Special Permit #221-F, T-Mobile Northeast LLC (formerly Omnipoint), 4 Tower Drive.

Request to install three additional antennae within the concrete enclosure; add two cabinets within the fenced enclosure area; and install a fiber line underground within the existing trench.

Amendment of Special Permit #66-L, Darien YMCA, 2420 Boston Post Road.
Request to install food concession within the building.

Amendment of Special Permit #207-A/Site Plan, New Beginnings Community Church, 65 Tokeneke Road.

Request to install on-grade patio with seating, for use on weekends.

Amendment of Business Site Plan #135-A, Venture Yoga, 934 Boston Post Road, CBD Zone.

Request to establish a yoga studio in a portion of the second floor above Darien Social (in lieu of office space previously approved by the Commission).

Business Site Plan #205-D/Special Permit, 205 Post Road Development Partners, LLC. Request for extension of time to commence project.

Discussion, deliberation and possible decisions on the following items:

Special Permit Application #125-E/Site Plan, Town of Darien, Mather Community Center, 2 Renshaw Road. Proposing to construct additions and alterations to the existing Town Hall building for the establishment of the Mather Community Center/Senior Center, and perform related site development activities. *HEARING CLOSED ON 5/1/2012. DECISION DEADLINE: 7/3/2012.*

Business Site Plan #281/Special Permit, Town of Darien, 35 Leroy Avenue. Proposal to: construct alterations to the former Darien Library building at 35 Leroy Avenue; establish the Darien Board of Education as a new Principal Use Requiring a Special Permit; and to perform related site development activities. *HEARING CLOSED APRIL 24, 2012. DECISION DEADLINE: 6/28/2012.*

Land Filling & Regrading Application #272, Peter & Suzie Jellinek, 110 Nearwater Lane. Proposal to use excavated material from construction of new house to fill and regrade the area between the house and Nearwater Lane, and to perform related site development activities.

Land Filling & Regrading Application #268, Jack Procaccini, 42 Wakemore Street (formerly known as 0 Wakemore Street). Proposing to: relocate a single-family residence from an adjacent parcel to the northwest of the subject property onto the subject property; add to that residence; add a garage and new driveway; and perform related site development activities.

Coastal Site Plan Review #110-A, Flood Damage Prevention Application #93-A, Thomas & Nancy Cornacchia, 7 Baywater Drive. Proposing to construct additions and alterations to the existing single-family residence and perform related site development activities within regulated areas.

Coastal Site Plan Review #271, Flood Damage Prevention Application #307, The Tokeneke Association, Inc., Cross Road Causeway, Pound Gut Seawall, Arrowhead Causeway. Proposing to: a) repair an existing stone masonry and concrete causeway at Cross Road at its intersection with Scott Cove; b) repair an existing stone masonry seawall and causeway adjacent to Pound Gut; and c) repair an existing stone masonry and concrete causeway located at the junction of Arrowhead Way and Tokeneke Trail; and perform related site development activities within regulated areas. *DECISION DEADLINE: JULY 26, 2012.*

Discussion and deliberation ONLY on the following item:

Proposed Amendments to the Darien Zoning Regulations #1-2012, put forth by Baywater 745 BPR, LLC. Zoning Regulation amendments are proposed to Section 585 which would allow the Commission to grant an incentive for building coverage for inclusionary zoning projects. *DECISION DEADLINE: JULY 3, 2012.*

Approval of Minutes

May 1, 2012 Public Hearing/General Meeting
May 22, 2012 Public Hearing

Any Other Business (Requires two-thirds vote of Commission)

ADJOURN.